



17

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SDB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: OCTOBER 7, 2020

SUBJECT: DR20-71, GUADALUPE & MCQUEEN RETAIL

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the development of a commercial center to provide retail and dining opportunities to the community.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR20-71 Guadalupe & McQueen Retail: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.28 acres, generally located at the southeast corner of McQueen and Guadalupe Roads, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: RKAA Architects Inc.
Name: Neil Feaser
Address: 2233 E. Thomas Rd.
Phoenix, AZ 85016
Phone: (602) 955-3900
Email: nfeaser@rkaa.com

OWNER

Name: Walt Brown
Address: 7500 E. McDonald Dr., Ste 100A
Scottsdale, AZ 85250
Phone: (480) 947-8800
Email: waltb@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council adopted Annexation No. A83-2 (Ord. No. 377) annexing 2,000 acres in the northwest corner of the Town, including the subject site.
<i>March 27, 1990</i>	Town Council approved case Z89-14 (Ord. No. 657) rezoning the subject site from Agriculture (AG) to Planned Area Development (PAD).
<i>June 25, 1998</i>	Town Council approved a Final Plat "Stapley" which included the subject site.
<i>May 14, 2013</i>	Town Council approved a Re-plat of Tract C of "Stapley" dividing the tract into two (2) lots creating the subject site.
<i>June 3, 2020</i>	Planning Commission heard DR20-71, Guadalupe & McQueen Retail as a Study Session item.

Overview

The applicant is proposing a commercial center on a presently vacant property located at the southeast corner of McQueen and Guadalupe Roads on approximately 3.28 acres. The site is the last vacant commercial corner at the McQueen and Guadalupe intersection. There are a total of three (3) buildings planned for the subject site with a variety of uses proposed including restaurant, retail, and vehicle services (light).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC)	General Commercial (GC) with PAD	Guadalupe Road then Gas Station (Mobile/Quick and Easy Mart)
South	Residential > 5-8 DU/Acre	Single Family-Detached (SF-D) with PAD	Single Family Homes (McQueen Landing)
East	Residential > 5-8 DU/Acre	Single Family-Detached (SF-D) with PAD	Single Family Homes (McQueen Landing)
West	Community Commercial (CC)	Community Commercial (CC) with PAD	McQueen Road then Commercial Center (Ethan Plaza)
Site	Community Commercial (CC)	Community Commercial (CC) with PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ord. No. 657	Proposed
Building Area	-	Pad A (Restaurant) - 2,000sf with 800 sf Patio Pad B (Restaurant/Retail) - 5,650 sf with 300 sf Patio Pad C (Vehicle Service) - 5,500 sf
Maximum Building Height (ft.)/(Stories)	35'/ 2 Stories	22'-6"/ 1 Story
Minimum Building Setback (ft.)		
Front	20'	62'
Side (Street)	20'	73'-7"
Side (Residential)	30'	30'-9"
Rear (Residential)	40'	78'-6"
Separation Between Buildings (ft.) (Single Story)	15'	15'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	50'
Side (Street)	20'	50'
Side (Residential)	25'	25'
Rear (Residential)	30'	30'
Landscaping (% of net lot area)	15%	40%
Off-Street Parking and Loading	Restaurants 1/100 sf; plus 1/400 sf of Outdoor Dining Area: 49 Spaces Retail Sales, General 1/250 sf: 8 Spaces Vehicle Service, Light 3 spaces per service bay; plus 1/100 sf of office and sales area: 33 90 Total Required	97 Total Spaces Provided
Bicycle Spaces	1 for every 10 required vehicle parking spaces	11 Spaces Provided

DISCUSSION

Site

The site includes three (3) proposed buildings: Pad A, Pad B, and Pad C. Pad A is a 2,000 sf stand-alone restaurant building with a drive-through and an 800 sf outdoor patio. Per the applicant, this pad's intended user is a Starbucks. Pad B includes four (4) suites intended for restaurant and retail uses with a total building area of 5,650 sf with a 300 sf outdoor patio and drive-through. The final building, Pad C, is a 5,500 sf building intended for light automotive repair with nine (9) proposed service bays.

There are two (2) points of access proposed for the site, the primary access is a right-in, right out access off McQueen Road and a secondary full-motion access is provided off Guadalupe Road. The site contains ample pedestrian connectivity through internal sidewalks and walkways that then connect to existing sidewalks along Guadalupe and McQueen Roads. Solid 8' high screen walls have been provided on the southern and eastern perimeters of the site, providing the required separation from the subject site and the residential development McQueen Landing.

Landscape

A total of 40% of the net area is landscaped, which exceeds the required landscaping percentage for the site. The proposed tree palette includes a combination of Sweet Acacia, Cascalote 'Thornless', Chitalpa, Sonoran Emerald Palo Verde, Thornless Mesquite, Mondel Pine (street theme tree), and Chinese Evergreen Elm. The remaining landscaping includes a robust palette of shrubs, ground covers, and accent plants.

Grading and Drainage

The retention proposed is a combination of underground storage tanks and above ground retention basins located in the perimeter landscape areas. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

The proposed buildings draw inspiration from the existing commercial buildings located at the Guadalupe and McQueen intersection in terms of a desert color palette and general design. The design is a more contemporary version of surrounding architecture with different sized layered volumes, materials, and strategically placed linear horizontal elements. The three (3) buildings proposed are similar in height with a range of 20' to 22'-6" for the maximum heights; all three (3) buildings are single story.

The primary building materials include stucco in a smooth finish with accent materials including two (2) types of brick veneer, smoothface masonry, wood and metal in two (2) different finishes. Since the 1st review, the applicant removed additional masonry accents and replaced them with the brick veneer. All three (3) Pads include the field color, Smokey Taupe, providing relation between the buildings. Pad A, Starbucks, includes a black metal as a primary accent material that is complementary of other colors and material in the site but allows the building to have a unique element.

Lighting

There are three (3) lighting types proposed - parking lot, building mounted, and canopy. The parking lot lights range from 14' to 16' tall with a dark bronze finish. The 14' tall parking lot lights are located on the southern and eastern perimeters of the site and are required to be 14' or below per LDC4.109. A.3 due to their proximity to residential. The canopy lights are mounted under the proposed building canopies and drive-through canopies. There are three (3) different types of building mounted lights that are located throughout the exterior elevations of the buildings, all in a dark bronze finish. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval is required for monument signage prior to permitting.

PLANNING COMMISSION STUDY SESSION COMMENTS

The Planning Commission reviewed the project as a Study Session item on June 3, 2020 and had the following comments:

- The Commission was generally supportive of the project and was complimentary of the proposed uses, elevations, and site layout.
- For Pad C, it was recommended to provide a variation in the columns and to raise the elevation at the corner piece at the entry and increase the height of the parapet to accent the entry point of the building.
 - The applicant raised the canopy located at the entrance and provided a variation in height and width of the columns on both the west and east elevations.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR20-71 Guadalupe & McQueen Retail: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.28 acres, generally located at the southeast corner of McQueen and Guadalupe Roads, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the October 7, 2020, public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

3. Signage is not included in this approval. Administrative Design Review approval is required for monument signage prior to submitting for sign permits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sydney Bethel".

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Project Narrative
- 5) Site Plan
- 6) Landscape
- 7) Grading and Drainage
- 8) Elevations
- 9) Colors and Materials
- 10) Floor Plans
- 11) Lighting
- 12) Planning Commission Study Session Minutes – June 3, 2020

FINDINGS OF FACT
DR20-71, Guadalupe & McQueen Retail

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR20-71 Guadalupe & McQueen Retail
Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, October 7, 2020* TIME: 6:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

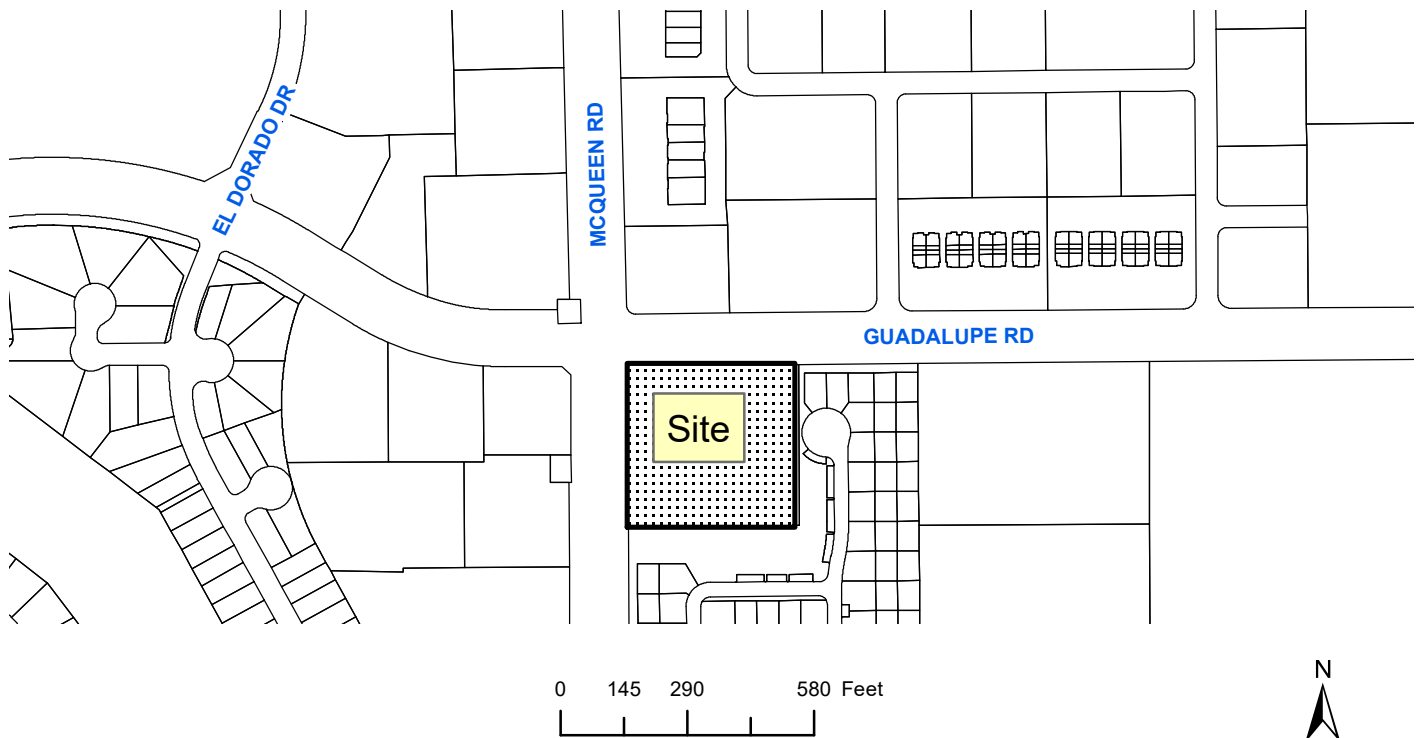
*Call Planning Division to verify date and time: (480) 503-6721

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR20-71 GUADALUPE & MCQUEEN RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.28 acres, generally located at the southeast corner of McQueen and Guadalupe Roads, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: RKAA Architects Inc.
CONTACT: Neil Feaser
ADDRESS: 2233 E. Thomas Rd.
Phoenix, AZ 85016

TELEPHONE: (602) 955-3900
E-MAIL: nfeaser@rkaa.com





April 10, 2020

To: Town of Gilbert Planning Department
Gilbert, Arizona

RE: Design Review - Project Narrative
Guadalupe and McQueen Retail
SEC of McQueen Road and Guadalupe Road Gilbert AZ

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

Proposed site is located at near SEC of McQueen Road and Guadalupe Road in Gilbert, Arizona. We are submitting this project narrative along with an application for a Design review for the above-referenced project. The subject site is approximately 143,237 SF (3.28 acres) in size and the Maricopa County Assessor Parcel Number for this Property is #310-08-671. The zoning of this site is CC (Community Commercial) with PAD overlay and is currently vacant.

The goal of this project is to develop the site for 3 PADs. 2 PADs for retail and restaurant with drive thru and a third PAD for Light Auto service use. Proposed uses are approved uses in CC zoning per Gilbert land development code. We are proposing construction of three single-story buildings with total building area approximately 13,675 S.F. and total patio area of 1,100 S.F. Proposed PAD-A is 2,525 S.F. restaurant and drive thru with 800 S.F. patio, Proposed PAD-B is 5,650 S.F. retail restaurant with 300 S.F. patio and Proposed PAD-C is 5,500 S.F. building for light auto service use. Total proposed area including building and patio is 14,775 S.F..

North of this parcel is Guadalupe road, West of this parcel is McQueen road and East and South of this parcel is residential with SF-D zoning.

We believe the proposed use is consistent with the plans and goals of the town and we look forward to working with the Town of Gilbert.

Regards,

Neil Feaser, AIA
RKAA Architects, Inc.

Licensed in:

Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Hawaii
Idaho
Illinois
Indiana
Iowa
Kansas
Kentucky
Louisiana
Maryland
Michigan
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11TH 2004

1. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
a. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE BUILDING PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER:
a. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
b. OR ROUTED UNDER GROUND
10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL:
a. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
b. HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
c. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF ULC. INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 14'.
13. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
(602) 955-3900
(602) 955-0496
E-MAIL: nfeaser@rka.com

SITE DATA:

PARCEL NUMBER: 310-08-671
EXISTING ZONING: CC WITH PAD OVERLAY
GROSS SITE AREA: 3.288 ACRES (143,241 S.F.)
MAX. BUILDING HEIGHT: 35'-0"
MAX. NUMBER OF STORY: 2 STORY
LANDSCAPE REQUIRED: 15%

PROPOSED USE:

RETAIL/RESTAURANTS

BUILDING AREA:

PAD 'A': RESTAURANT 2,000 S.F.
PAD 'A': PATIO 800 S.F.
PAD 'B': RESTAURANT 2,600 S.F.
PAD 'B': PATIO 300 S.F.
PAD 'B': RETAIL 2,050 S.F.
PAD 'C': AUTO SERVICE - LIGHT 5,500 S.F.
TOTAL: 13,250 S.F.

LOT AREA:

PAD 'A': 48,165 SQ FT (1.105 ACRES)
PAD 'B': 51,360 SQ FT (1.179 ACRES)
PAD 'C': 43,716 SQ FT (1.003 ACRES)

PARKING REQUIRED:

PAD 'A': RESTAURANT (2,000 SQ FT : 100) 20 SPACES
PAD 'A': PATIO (800 SQ FT : 400) 2 SPACES
PAD 'B': RESTAURANT (2,600 SQ FT : 100) 26 SPACES
PAD 'B': PATIO (300 SQ FT : 400) 01 SPACES
PAD 'B': RETAIL (2,050 SQ FT : 250) 09 SPACES
PAD 'C': AUTO SERVICE - OFFICE (600 SQ FT : 100) 6 SPACES
PAD 'C': AUTO SERVICE - BAYS (9 BAYS X 3 SPACES) 27 SPACES

TOTAL PARKING REQUIRED:

91 SPACES

PARKING PROVIDED:

PAD-A: REGULAR SPACES: 20 SPACES
PAD-B: REGULAR SPACES: 50 SPACES
PAD-C: REGULAR SPACES: 27 SPACES
TOTAL PARKING PROVIDED: 97 SPACES

ACCESSIBLE SPACES REQUIRED:

4 SPACES

ACCESSIBLE SPACES PROVIDED:

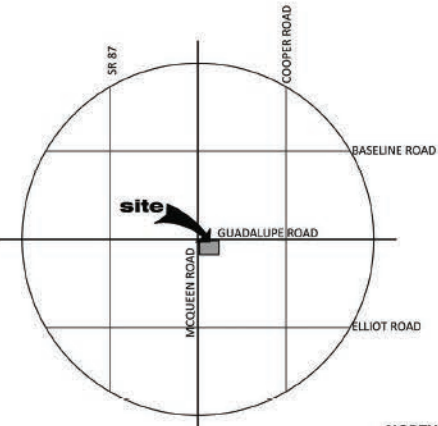
5 SPACES

BICYCLE PARKING REQUIRED:

10 SPACES

BICYCLE PARKING PROVIDED:

11 SPACES



VICINITY MAP

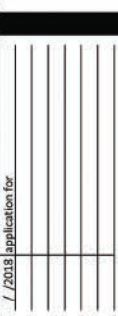
SCALE: N.T.S.

NORTH



DR20-71
PPA-2019-00092

SP-1
project: 19247
DATE: 09-02-2020



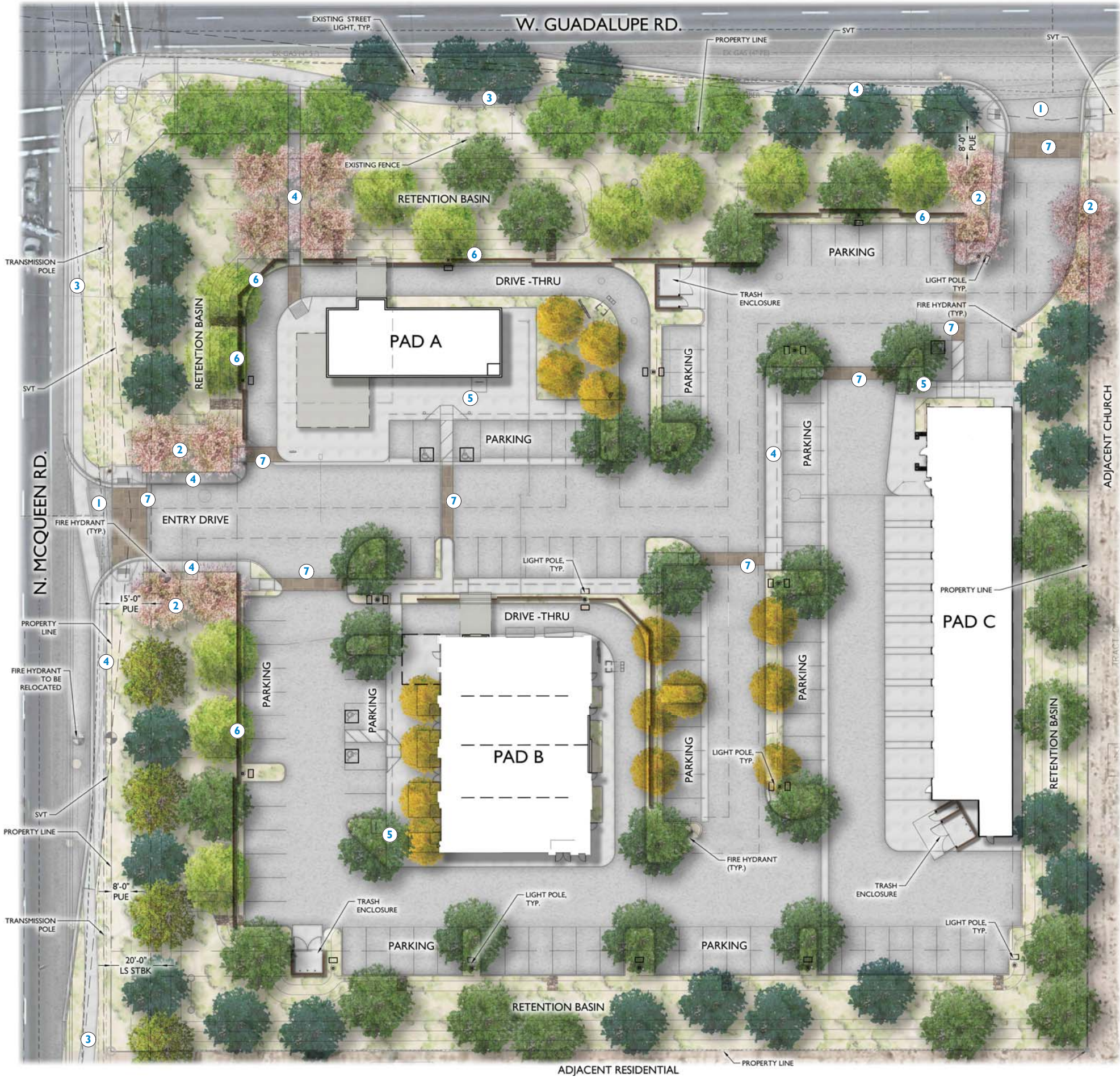
NOTICE OF ALTERNATE BUILDING OR PARKING CYCLE
THIS CONTRACT AND ALTERNATE BUILDING OR PARKING CYCLE
THE SUBMITTER OF THIS PLAN OR ESTIMATE OR
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
ON THE PLAN, ALL PARTS OF THE PLAN, AND
CERTIFICATION AND APPROVAL OF BUILDING AND
ESTIMATE. A CONTRACTOR SHALL BE RESPONSIBLE
AVAILABLE FROM OUR OWN OR DESIGNATED AGENT.

GUADALUPE AND MCQUEEN RETAIL

763 N MCQUEEN ROAD GILBERT AZ 85233
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT ARIZONA

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DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE
PROPERTY OF RKA ARCHITECTS, INC. AND SHALL REMAIN
THE PROPERTY OF RKA ARCHITECTS, INC. UNLESS
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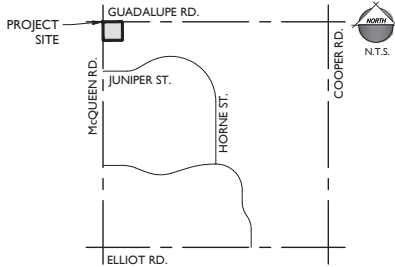
design by:
drawn by:
checked by:



KEYNOTES

- 1 ENTRY DRIVE
- 2 ENTRY ACCENT PLANTING
- 3 EXISTING SIDEWALK
- 4 NEW SIDEWALK
- 5 BIKE RACK
- 6 3' PARKING SCREEN WALL
- 7 DECORATIVE PEDESTRIAN CROSSING

VICINITY MAP



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	4
	Caesalpinia cacalaco 'Smoothie'	Cascalote 'Thornless'	24" Box	15
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box	12
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box	11
	Prosopis Hybrid 'Phoenix'	Thornless Mesquite	24" Box	29
	Pinus eldarica	Mondel Pine	24" Box	25
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	6

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave desmettiana	Smooth Agave	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Dasyliiron quadrangulum	Mexican Grass Tree	5 Gal
Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal
Euphorbia rigida	Gopher Plant	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia californica	Chuparosa	5 Gal
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Muhlenbergia lindheimeri	Deer Grass	5 Gal
Ruellia brittoniana	Purple Ruellia	5 Gal
Senna artemisioides	Feathery Cassia	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

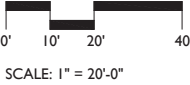
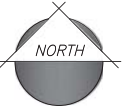
Note: See Planting Plan for shrub, accent and groundcover quantities.

LANDSCAPE DATA

NET LOT AREA:	143,234 S.F.
ON-SITE LANDSCAPE AREA:	57,907 SF.
LANDSCAPE COVERAGE:	40 %
OFF-SITE LANDSCAPE AREA:	9,892 SF.

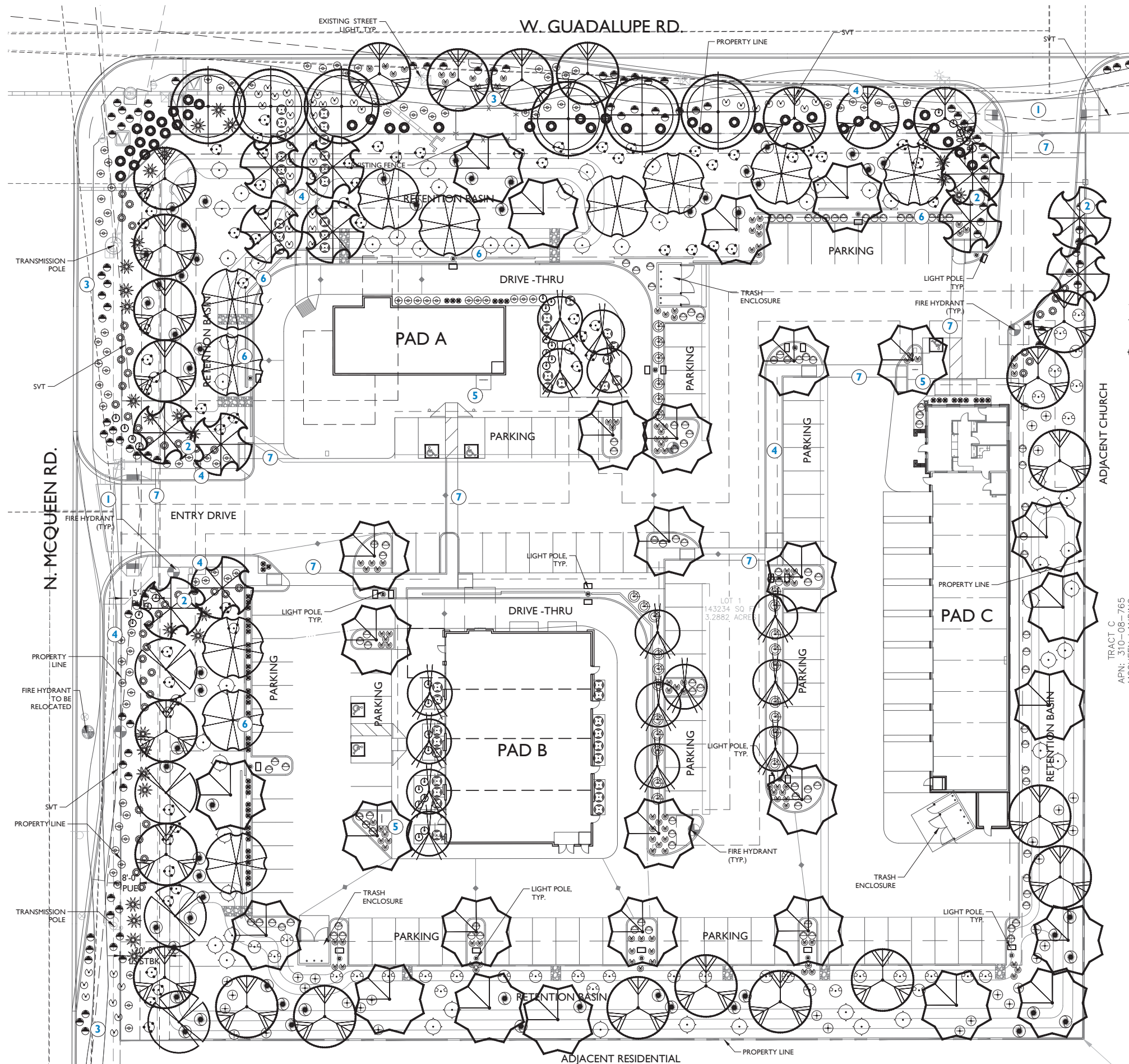
TOWN OF GILBERT PLANT DATA

N. MCQUEEN RD. FRONTAGE (328 LF)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	13 TREES	13 TREES
W. GUADALUPE RD. FRONTAGE (349 LF)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	14 TREES	14 TREES
STREET FRONTAGE PLANTING TREE SIZE	REQUIRED	PROVIDED
24" BOX (50% MIN.)	14 TREES	14 TREES
SIDE PERIMETER (18,929 S.F.)	REQUIRED	PROVIDED
3 TREES PER 1,000 S.F. (24" BOX)	19 TREES	19 TREES
DESIGNATED STREET TREE	REQUIRED	PROVIDED
MONDEL PINE (50%)	14 TREES	14 TREES



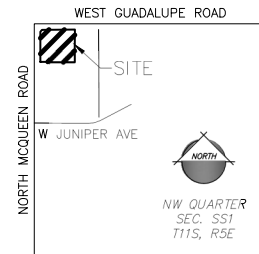
1	04/10/20	1st Submittal Design Review
2	08/17/20	2nd Submittal Design Review
3	09/03/20	3rd Submittal Design Review

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACTOR MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON 15 DAY, 45 DAY, 60 DAY, 90 DAY, 120 DAY, 150 DAY, 180 DAY, 210 DAY, 240 DAY, 270 DAY, 300 DAY, 330 DAY, 360 DAY, 390 DAY, 420 DAY, 450 DAY, 480 DAY, 510 DAY, 540 DAY, 570 DAY, 600 DAY, 630 DAY, 660 DAY, 690 DAY, 720 DAY, 750 DAY, 780 DAY, 810 DAY, 840 DAY, 870 DAY, 900 DAY, 930 DAY, 960 DAY, 990 DAY, 1020 DAY, 1050 DAY, 1080 DAY, 1110 DAY, 1140 DAY, 1170 DAY, 1200 DAY, 1230 DAY, 1260 DAY, 1290 DAY, 1320 DAY, 1350 DAY, 1380 DAY, 1410 DAY, 1440 DAY, 1470 DAY, 1500 DAY, 1530 DAY, 1560 DAY, 1590 DAY, 1620 DAY, 1650 DAY, 1680 DAY, 1710 DAY, 1740 DAY, 1770 DAY, 1800 DAY, 1830 DAY, 1860 DAY, 1890 DAY, 1920 DAY, 1950 DAY, 1980 DAY, 2010 DAY, 2040 DAY, 2070 DAY, 2100 DAY, 2130 DAY, 2160 DAY, 2190 DAY, 2220 DAY, 2250 DAY, 2280 DAY, 2310 DAY, 2340 DAY, 2370 DAY, 2400 DAY, 2430 DAY, 2460 DAY, 2490 DAY, 2520 DAY, 2550 DAY, 2580 DAY, 2610 DAY, 2640 DAY, 2670 DAY, 2700 DAY, 2730 DAY, 2760 DAY, 2790 DAY, 2820 DAY, 2850 DAY, 2880 DAY, 2910 DAY, 2940 DAY, 2970 DAY, 3000 DAY, 3030 DAY, 3060 DAY, 3090 DAY, 3120 DAY, 3150 DAY, 3180 DAY, 3210 DAY, 3240 DAY, 3270 DAY, 3300 DAY, 3330 DAY, 3360 DAY, 3390 DAY, 3420 DAY, 3450 DAY, 3480 DAY, 3510 DAY, 3540 DAY, 3570 DAY, 3600 DAY, 3630 DAY, 3660 DAY, 3690 DAY, 3720 DAY, 3750 DAY, 3780 DAY, 3810 DAY, 3840 DAY, 3870 DAY, 3900 DAY, 3930 DAY, 3960 DAY, 3990 DAY, 4020 DAY, 4050 DAY, 4080 DAY, 4110 DAY, 4140 DAY, 4170 DAY, 4200 DAY, 4230 DAY, 4260 DAY, 4290 DAY, 4320 DAY, 4350 DAY, 4380 DAY, 4410 DAY, 4440 DAY, 4470 DAY, 4500 DAY, 4530 DAY, 4560 DAY, 4590 DAY, 4620 DAY, 4650 DAY, 4680 DAY, 4710 DAY, 4740 DAY, 4770 DAY, 4800 DAY, 4830 DAY, 4860 DAY, 4890 DAY, 4920 DAY, 4950 DAY, 4980 DAY, 5010 DAY, 5040 DAY, 5070 DAY, 5100 DAY, 5130 DAY, 5160 DAY, 5190 DAY, 5220 DAY, 5250 DAY, 5280 DAY, 5310 DAY, 5340 DAY, 5370 DAY, 5400 DAY, 5430 DAY, 5460 DAY, 5490 DAY, 5520 DAY, 5550 DAY, 5580 DAY, 5610 DAY, 5640 DAY, 5670 DAY, 5700 DAY, 5730 DAY, 5760 DAY, 5790 DAY, 5820 DAY, 5850 DAY, 5880 DAY, 5910 DAY, 5940 DAY, 5970 DAY, 6000 DAY, 6030 DAY, 6060 DAY, 6090 DAY, 6120 DAY, 6150 DAY, 6180 DAY, 6210 DAY, 6240 DAY, 6270 DAY, 6300 DAY, 6330 DAY, 6360 DAY, 6390 DAY, 6420 DAY, 6450 DAY, 6480 DAY, 6510 DAY, 6540 DAY, 6570 DAY, 6600 DAY, 6630 DAY, 6660 DAY, 6690 DAY, 6720 DAY, 6750 DAY, 6780 DAY, 6810 DAY, 6840 DAY, 6870 DAY, 6900 DAY, 6930 DAY, 6960 DAY, 6990 DAY, 7020 DAY, 7050 DAY, 7080 DAY, 7110 DAY, 7140 DAY, 7170 DAY, 7200 DAY, 7230 DAY, 7260 DAY, 7290 DAY, 7320 DAY, 7350 DAY, 7380 DAY, 7410 DAY, 7440 DAY, 7470 DAY, 7500 DAY, 7530 DAY, 7560 DAY, 7590 DAY, 7620 DAY, 7650 DAY, 7680 DAY, 7710 DAY, 7740 DAY, 7770 DAY, 7800 DAY, 7830 DAY, 7860 DAY, 7890 DAY, 7920 DAY, 7950 DAY, 7980 DAY, 8010 DAY, 8040 DAY, 8070 DAY, 8100 DAY, 8130 DAY, 8160 DAY, 8190 DAY, 8220 DAY, 8250 DAY, 8280 DAY, 8310 DAY, 8340 DAY, 8370 DAY, 8400 DAY, 8430 DAY, 8460 DAY, 8490 DAY, 8520 DAY, 8550 DAY, 8580 DAY, 8610 DAY, 8640 DAY, 8670 DAY, 8700 DAY, 8730 DAY, 8760 DAY, 8790 DAY, 8820 DAY, 8850 DAY, 8880 DAY, 8910 DAY, 8940 DAY, 8970 DAY, 9000 DAY, 9030 DAY, 9060 DAY, 9090 DAY, 9120 DAY, 9150 DAY, 9180 DAY, 9210 DAY, 9240 DAY, 9270 DAY, 9300 DAY, 9330 DAY, 9360 DAY, 9390 DAY, 9420 DAY, 9450 DAY, 9480 DAY, 9510 DAY, 9540 DAY, 9570 DAY, 9600 DAY, 9630 DAY, 9660 DAY, 9690 DAY, 9720 DAY, 9750 DAY, 9780 DAY, 9810 DAY, 9840 DAY, 9870 DAY, 9900 DAY, 9930 DAY, 9960 DAY, 9990 DAY, 10020 DAY, 10050 DAY, 10080 DAY, 10110 DAY, 10140 DAY, 10170 DAY, 10200 DAY, 10230 DAY, 10260 DAY, 10290 DAY, 10320 DAY, 10350 DAY, 10380 DAY, 10410 DAY, 10440 DAY, 10470 DAY, 10500 DAY, 10530 DAY, 10560 DAY, 10590 DAY, 10620 DAY, 10650 DAY, 10680 DAY, 10710 DAY, 10740 DAY, 10770 DAY, 10800 DAY, 10830 DAY, 10860 DAY, 10890 DAY, 10920 DAY, 10950 DAY, 10980 DAY, 11010 DAY, 11040 DAY, 11070 DAY, 11100 DAY, 11130 DAY, 11160 DAY, 11190 DAY, 11220 DAY, 11250 DAY, 11280 DAY, 11310 DAY, 11340 DAY, 11370 DAY, 11400 DAY, 11430 DAY, 11460 DAY, 11490 DAY, 11520 DAY, 11550 DAY, 11580 DAY, 11610 DAY, 11640 DAY, 11670 DAY, 11700 DAY, 11730 DAY, 11760 DAY, 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17250 DAY, 17280 DAY, 17310 DAY, 17340 DAY, 17370 DAY, 17400 DAY, 17430 DAY, 17460 DAY, 17490 DAY, 17520 DAY, 17550 DAY, 17580 DAY, 17610 DAY, 17640 DAY, 17670 DAY, 17700 DAY, 17730 DAY, 17760 DAY, 17790 DAY, 17820 DAY, 17850 DAY, 17880 DAY, 17910 DAY, 17940 DAY, 17970 DAY, 18000 DAY, 18030 DAY, 18060 DAY, 18090 DAY, 18120 DAY, 18150 DAY, 18180 DAY, 18210 DAY, 18240 DAY, 18270 DAY, 18300 DAY, 18330 DAY, 18360 DAY, 18390 DAY, 18420 DAY, 18450 DAY, 18480 DAY, 18510 DAY, 18540 DAY, 18570 DAY, 18600 DAY, 18630 DAY, 18660 DAY, 18690 DAY, 18720 DAY, 18750 DAY, 18780 DAY, 18810 DAY, 18840 DAY, 18870 DAY, 18900 DAY, 18930 DAY, 18960 DAY, 18990 DAY, 19020 DAY, 19050 DAY, 19080 DAY, 19110 DAY, 19140 DAY, 19170 DAY, 19200 DAY, 19230 DAY, 19260 DAY, 19290 DAY, 19320 DAY, 19350 DAY, 19380 DAY, 19410 DAY, 19440 DAY, 19470 DAY, 19500 DAY, 19530 DAY, 19560 DAY, 19590 DAY, 19620 DAY, 19650 DAY, 19680 DAY, 19710 DAY, 19740 DAY, 19770 DAY, 19800 DAY, 19830 DAY, 19860 DAY, 19890 DAY, 19920 DAY, 19950 DAY, 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36360 DAY, 36390 DAY, 36420 DAY, 36450 DAY, 36480 DAY, 36510 DAY, 36540 DAY,



DR20-71 Guadalupe & McQueen Retail
Attachment 7: Grading and Drainage
PRELIMINARY GRADING & DRAINAGE
FOR
GUADALUPE & MCQUEEN RETAIL
TOWN OF GILBERT, ARIZONA

A PORTION IN THE NOTRTHWEST QUARTER OF SECTION S51, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(Not to Scale)

ARCHITECT:

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEAL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
EMAIL: nfeaser@rkaa.com

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DAN AUXIER
EMAIL: dan.auxier@epsgruoinc.com

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION S51, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°08'17"E. (ASSUMED BEARING)

BENCHMARK:

A VERTICAL CONTROL DISK SET IN A LARGE STRUCTURE WITH DEEP FOUNDATIONS AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF D 522 AND A PID OF DU2376, SAID POINT BEING IN SECTION S51, TOWNSHIP 11 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1211.28' (NAVD 88 DATUM)

RETENTION CALCULATION:

$V = C \cdot A \cdot P / 12^{(1)}$
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 3.00 in

Surface Retention Basin Volume Calculations

Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
1	0	4,162		
	1	6,282	5,222	
	2	8,852	7,567	12,789
2	0	4,974		
	1	9,962	7,468	
	2	19,315	14,639	22,107

Underground Retention Volume Calculations

Basin ID	Diameter (ft)	Incremental Volume (ft ³)	Length (ft)	Volume Provided, V _p (ft ³)
UGR1	10	78.54	340	26,704

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub-Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Drywells Required
1	O-1	Offsite - Guadalupe	52,991	0.90	11,923		
	O-2	Offsite - McQueen	64,354	0.90	14,480		
	A-1	Onsite	55,212	0.90	12,423		
		Total	172,557	0.90	38,825	39,493	1
2	DA2	Onsite	88,006	0.90	19,801		
		Total	88,006	0.90	19,801	22,107	1

20 0 20 40
scale feet



RKAA
ARCHITECTS, INC.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900



1	04/05/20	1st Submittal Design Review
2	06/17/20	2nd Submittal Design Review

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
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GUADALUPE AND MCQUEEN RETAIL
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT ARIZONA

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design by: EPS
drawn by: EPS
checked by:

Preliminary Grading & Drainage Plan
project: 20-0454

C3.0

IRKAA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
IRKAA.com

[illegible]

EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DAN AUXIER
EMAIL: dan.auxier@epsgroupinc.com

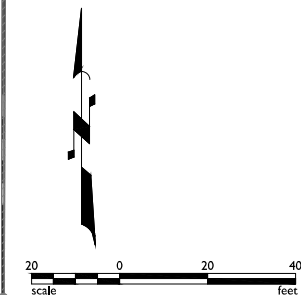
A VERTICAL CONTROL DISK SET IN A LARGE STRUCTURE WITH DEEP FOUNDATIONS AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF D 522 AND A PID OF DU2376, SAID POINT BEING IN SECTION 551, TOWNSHIP 11 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1211.28' (NAVD 88 DATUM)

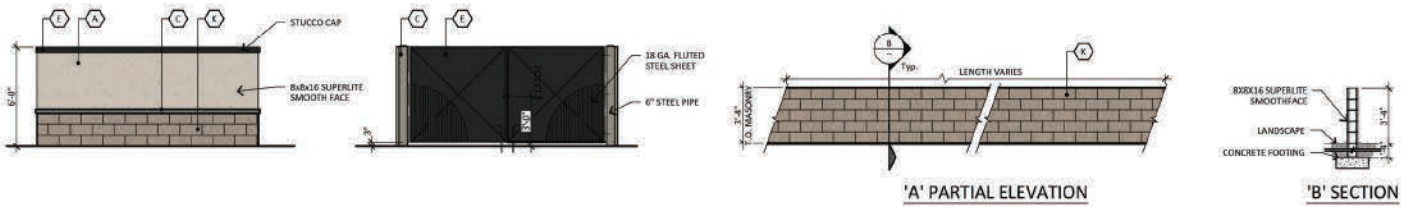
NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

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WITHOUT WRITTEN PERMISSION OF THE
CORPORATION.

project: 20-0454

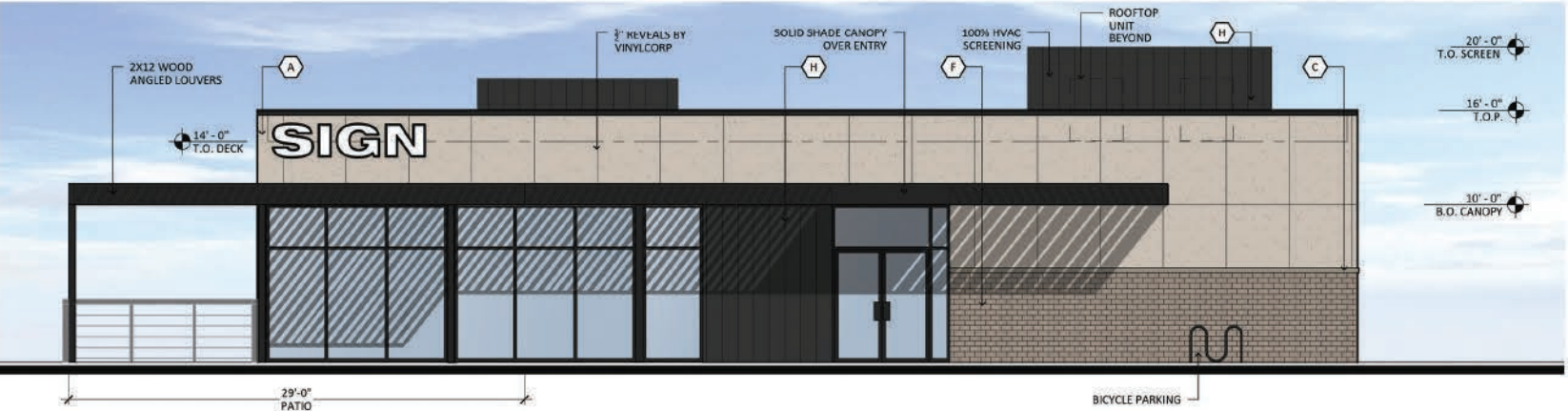
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TRASH ENCLOSURE & SCREEN WALL DETAILS

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



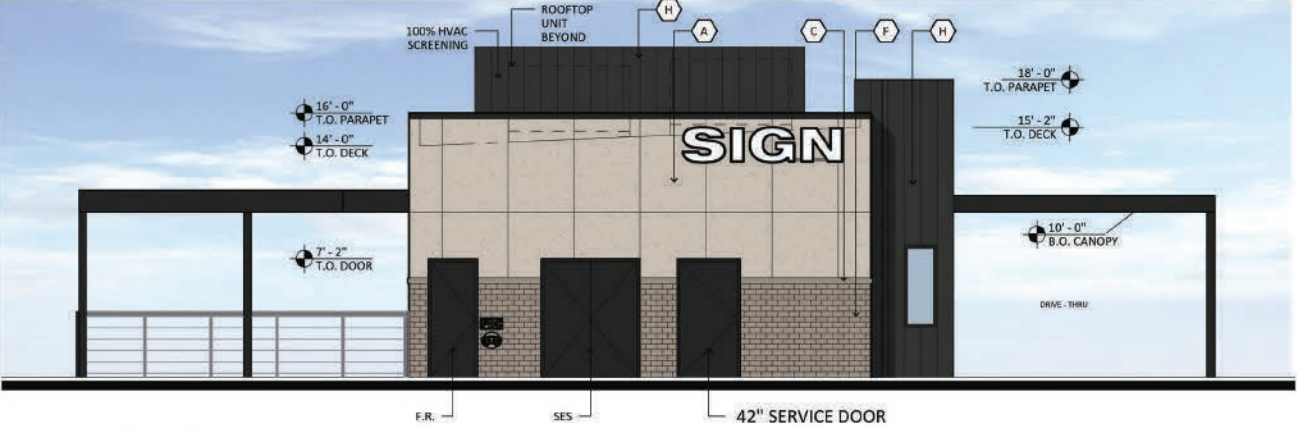
WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

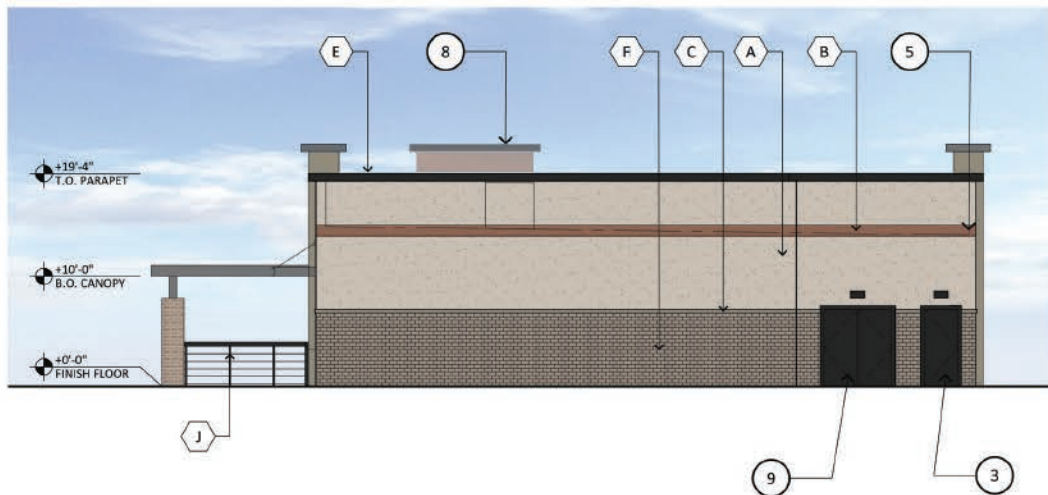
MATERIAL AND COLORS

A STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: SMOKEY TAUPÉ SPEC #: 983	E METAL COPING MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	I METAL TRELLIS MFR: GREENSGREEN COLOR: BLACK
B STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: COYOTE TRAIL SPEC #: BM 1224	F 4X8 BRICK VENEER: MFR: SUMMIT BRICK COMPANY COLOR: DARK PEWTER SPEC: THIN BRICK TEXTURE: SMOOTH	J CABLE METAL FENCE: MFG: STAINLESS CABLE & RAILING COLOR: BRONZE SPEC: 3/4" DIAMETER CABLE RAILING-ALUMINUM
C STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: SQUIRREL TAIL SPEC #: 1476	G ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: ANODIZED DARK BRONZE	K 8X8X16 MASONRY: MFR: SUPERLITE COLOR: MW BONE FINISH: SMOOTHFACE
D METAL CANOPY MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	H METAL WALL PANELS: MFR: ATAS COLOR: MATTE BLACK SPEC: VERSALINE (VSN120)	



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

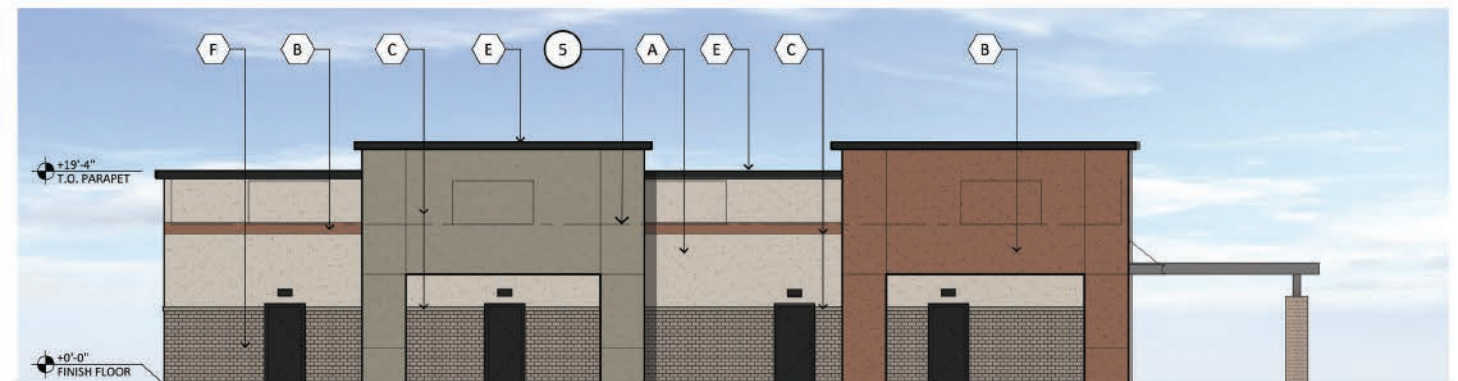
A STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: SMOKEY TALPE SPEC #: 983	D METAL CANOPY MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	G ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: ANODIZED DARK BRONZE
B STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: COYOTE TRAIL SPEC #: BM 1224	E METAL COPING MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	H 4X8 BRICK VENEER: MFR: SUMMIT BRICK COMPANY COLOR: CORK SPEC: THIN BRICK TEXTURE: GRAIN
C STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: SQUIRREL TAIL SPEC #: 1476	F 4X8 BRICK VENEER: MFR: SUMMIT BRICK COMPANY COLOR: DARK PEWTER SPEC: THIN BRICK TEXTURE: SMOOTH	I METAL TRELLIS MFR: GREENSCREEN COLOR: BLACK

J CABLE METAL FENCE: MFG: STAINLESS CABLE & RAILING COLOR: BRONZE SPEC: 3/8" DIAMETER CABLE RAILING-ALUMINUM
--



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- 1 DRIVE-THRU WINDOW, READY ACCESS B131 WITH FLY FAN.
- 2 LIGHT FIXTURE - TYP.
- 3 PAINT DOOR AND FRAME, COLOR: BENJAMIN MOORE PAINT - IRON MOUNTAIN
- 4 PROPOSED SIGN LOCATION
- 5 ROOF LINES
- 6 PAINT UNDERSIDE OF CANOPY - TYP.
- 7 CONTROL JOINTS - TYP.
- 8 LINE OF PARAPET BEYOND
- 9 SES LOCATION
- 10 MODULAR TRELLIS PANEL BY 'GREENSCREEN' - INSTALL AS PER MFG STANDARD MOUNTING AND INSTALLATION SPECIFICATIONS USING MFG. PROVIDED ADJUSTABLE CLIPS.

PROPOSED PAD B
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT, AZ
DATE: 08-07-2020 (PRELIMINARY)

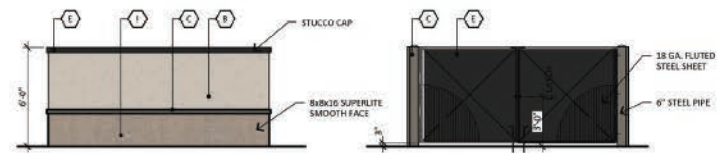


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EL-2
EXHIBIT 9

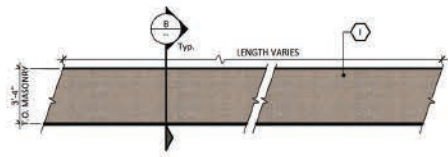
RKAA# 19247.00





TRASH ENCLOSURE & SCREEN WALL DETAILS

SCALE: 3/16" = 1'-0"



'A' PARTIAL ELEVATION



'B' SECTION

MATERIAL AND COLORS

A STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: SMOKEY TAUPÉ SPEC #: 983	D METAL CANOPY MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	G ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: ANODIZED DARK BRONZE
B STUCCO FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: COYOTE TRAIL SPEC #: BM 1224	E METAL COPING MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	H ROLLER DOORS MFG: JANUS INTERNATIONAL COLOR: SATIN WHITE
C STUCCO / DOOR PAINT FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: SQUIRREL TAN SPEC #: 1476	F 4X8 BRICK VENEER: MFR: SUMMIT BRICK COMPANY COLOR: CORK SPEC: THIN BRICK TEXTURE: GRAIN	I 8X8X16 MASONRY: MFR: SUPERLITE COLOR: MW BONE FINISH: SMOOTHFACE



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

GUADALUPE AND MCQUEEN RETAIL - PAD C
 SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
 GILBERT ARIZONA
 DATE: 08-07-2020 (PRELIMINARY)

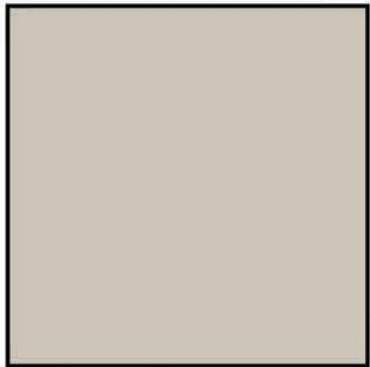


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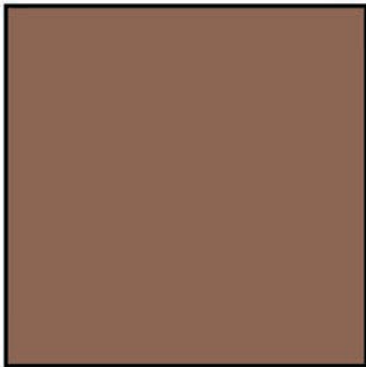
EL-3
 EXHIBIT 9

RKAA#19247.00

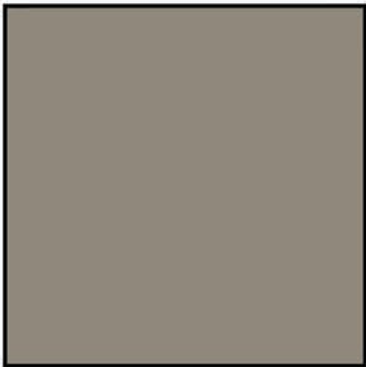




PAINTED STUCCO
FINISH: SMOOTH
COLOR: SMOKEY TAPE # 983
USED ON PADS: A, B, & C



PAINTED STUCCO
FINISH: SMOOTH
COLOR: COYOTE TRAIL # BM 1224
USED ON PADS: B & C



PAINTED STUCCO
FINISH: SMOOTH
COLOR: SQUIRREL TAIL # 1476
USED ON PADS: A, B, & C



CABLE METEL FENCE
MFG: STAINLESS CABLE & RAILING
COLOR: BRONZE
SPEC #: 3/16" DIAMETER CABLE
RAILING- ALUMINUM
USED ON PADS: A & B



LIGHT POLES/FIXTURES
COLOR: BRONZE/
DARK BRONZE



PAINTED METAL CANOPY
MFG: BENJAMIN MOORE
COLOR: IRON MOUNTAIN # BM-2134-30
USED ON PADS: A, B, & C



PAINTED METAL COPING
MFG: BENJAMIN MOORE
COLOR: IRON MOUNTAIN # BM-2134-30
USED ON PADS: A, B, & C



4X8 BRICK VENEER:
MFR: SUMMIT BRICK COMPANY
COLOR: DARK PEWTER
SPEC: FACE
TEXTURE: SMOOTH
USED ON PADS: A, B, & C



8X8X16 MASONRY:
MFR: SUPERLITE
COLOR: MW BONE
FINISH: SMOOTHFACE
USED FOR SITE WALL/TRASH
ENCLOSURE



2X12 WOOD LOUVERS:
SIZE: 2X12 REDWOOD
DIMENSIONAL LUMBER
TYPE: GRADE A SURFACED
FINISH: BEST REDWOOD-1905
USED FOR PAD: A



ALUMINUM STOREFRONT:
MFG: KAWNEER
COLOR: ANODIZED DARK BRONZE
USED ON PADS: A, B, & C



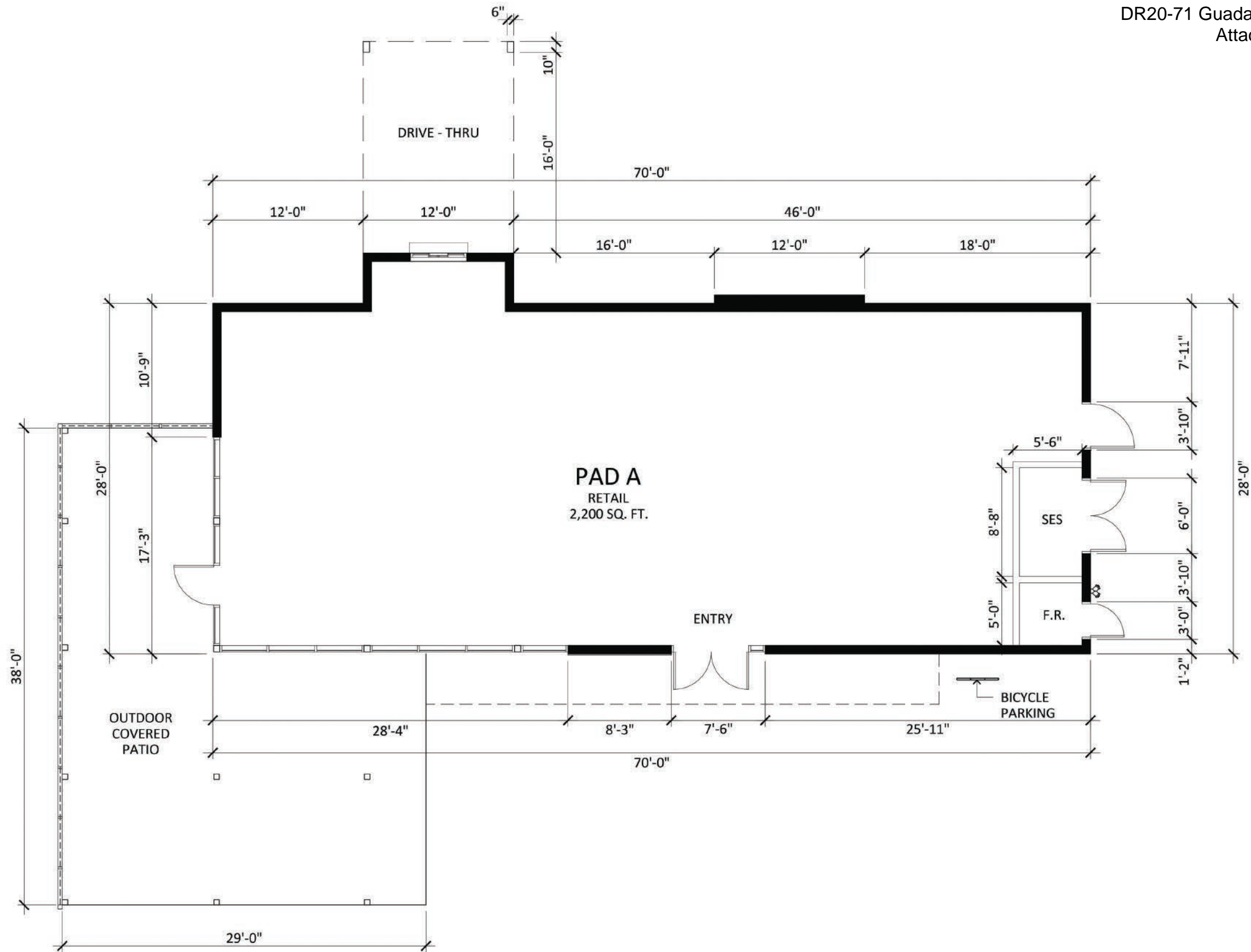
4X8 BRICK VENEER:
MFR: SUMMIT BRICK COMPANY
COLOR: CORK
SPEC: FACE BRICK
TEXTURE: GRAIN
USED ON PADS: B & C



METAL TRELLIS
MFR: GREENSCREEN
COLOR: BLACK
USED ON PAD: B



METAL WALL PANELS
MFG: ATAS
COLOR: MATTE BLACK
SPEC: VERSALINE (VSN120)
USED ON PAD: A



FLOOR PLAN

SCALE: 1/8" = 1'-0"

GUADALUPE AND MCQUEEN RETAIL - PAD A

SEC OF MCQUEEN ROAD AND GUADALUPE ROAD

GILBERT ARIZONA

DATE: 09-02-2020 (PRELIMINARY)



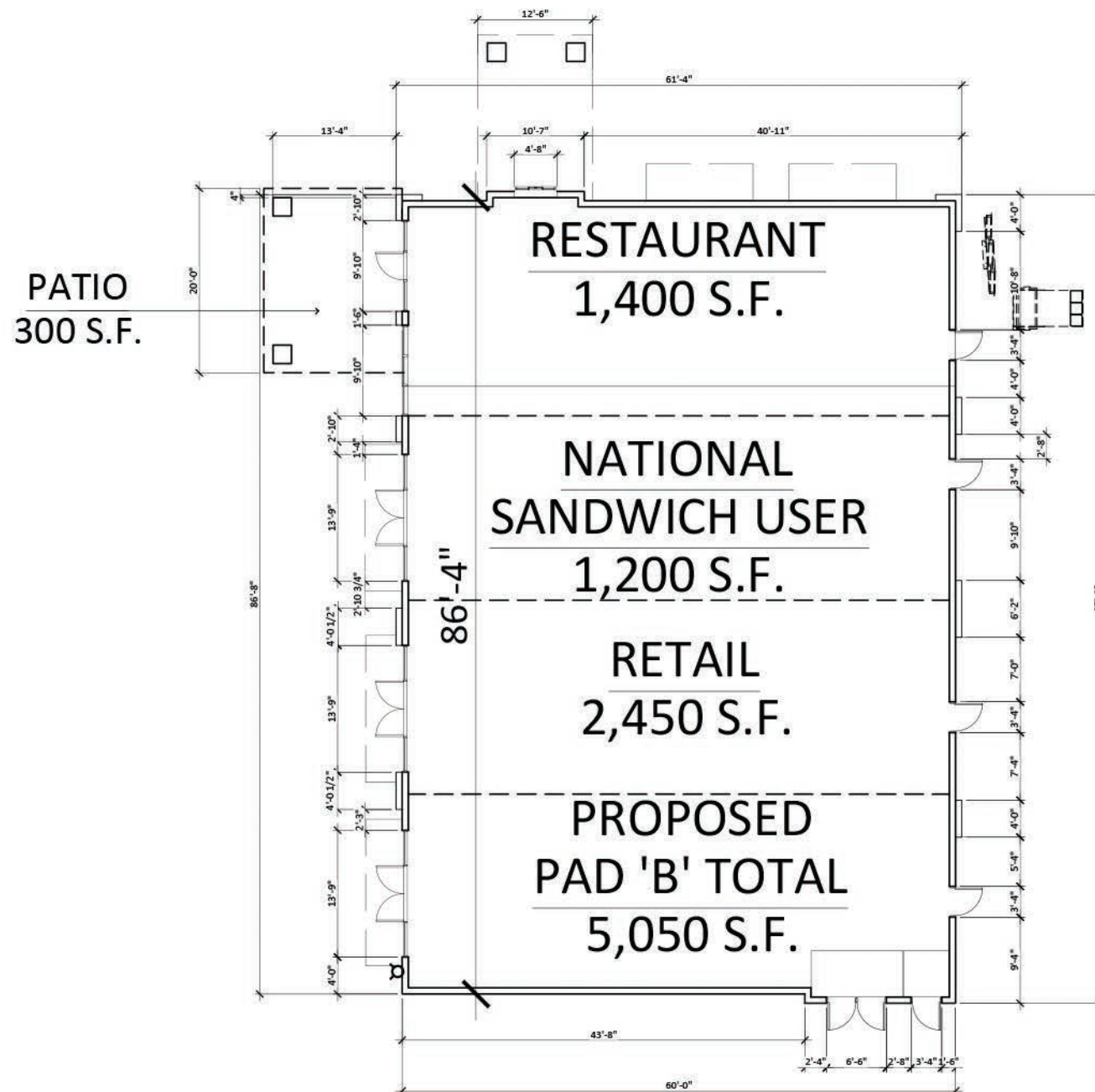
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FP-1

EXHIBIT 10

RKAA#19247.00





FLOOR PLAN

SCALE: 1/8" = 1'-0"

GUADALUPE AND MCQUEEN RETAIL - PAD B

SEC OF MCQUEEN ROAD AND GUADALUPE ROAD

GILBERT ARIZONA

DATE: 08-07-2020 (PRELIMINARY)



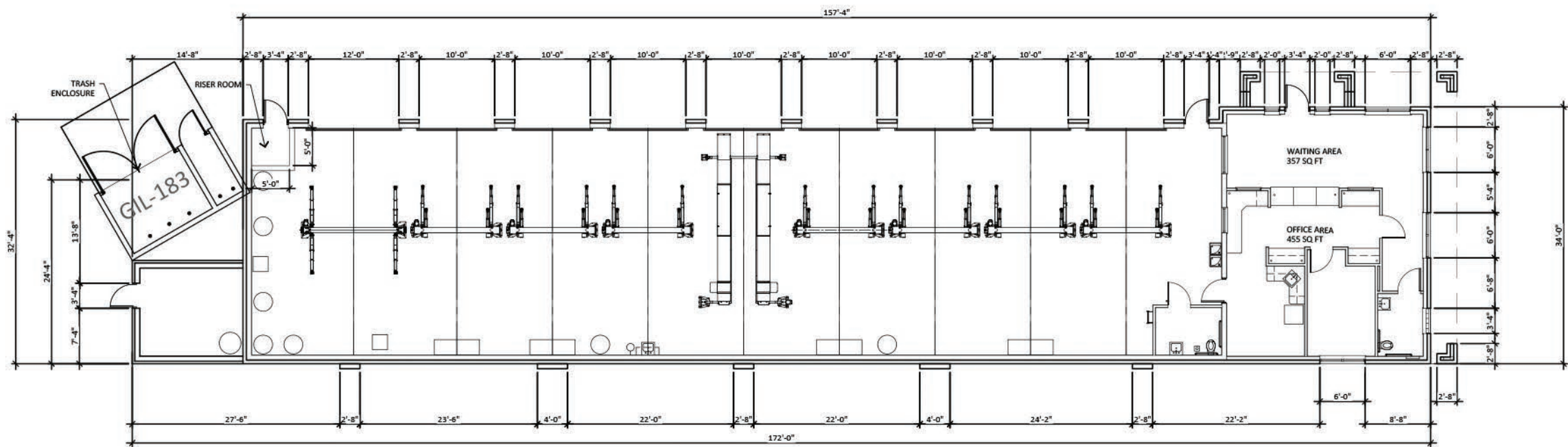
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FP-2

EXHIBIT 10

RKAA#19247.00





FLOOR PLAN

SCALE: 1/8" = 1'-0"

GUADALUPE AND MCQUEEN RETAIL - PAD C

SEC OF MCQUEEN ROAD AND GUADALUPE ROAD

GILBERT ARIZONA

DATE: 08-12-2020 (PRELIMINARY)



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FP-3

EXHIBIT 10

RKAA#19247.00



DR20-71 Guadalupe & McQueen Retail
Attachment 11: Lighting



COMcheck Software Version 4.1.1.0
Exterior Lighting Compliance Certificate

Project Information
Energy Code: 2018 IECC
Project Title:
Project Type: Alteration
Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: SEC OF MCQUEEN ROAD AND GUADALUPE ROAD GILBERT, AZ
Owner/Agent: RKAA ARCHITECTS INC 2233 E. THOMAS RD. PHOENIX, AZ 85016 602.955.3900
Designer/Contractor: ARDEBILI ENGINEERING 8100 E INDIAN SCHOOL RD SUITE 205 SCOTTSDALE, AZ 85251 480.626.1072

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	63000 ft2	0.04	Yes	2520
Illuminated area of facade wall or surface	10540 ft2	0.07	No	790
Total Tradable Watts (a) =				2520
Total Allowed Watts =				3310
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (63000 ft2): Tradable Wattage				
LED 1: SA: DOUBLE POLE LIGHT: Other:	1	5	184	920
LED 2: SB1/SB2: SINGLE POLE LIGHT: Other:	1	6	71	426
LED 3: SC1/SC2: SINGLE POLE LIGHT: Other:	1	3	92	276
LED 7: SL: SINGLE POLE LIGHT: Other:	1	1	92	92
Illuminated area of facade wall or surface (10540 ft2): Non-tradable Wattage				
LED 4: SD/SDE: DOWN LIGHT: Other:	1	22	12	264
LED 5: SF/SFE: WALL PACK: Other:	1	13	12	156
LED 6: SK: SCONCE: Other:	1	8	47	378
Total Tradable Proposed Watts =				1714

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

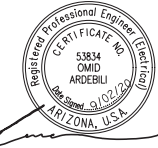
Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: Z:\Shared\01_Projects\2020\20169_RKAA_Guadalupe and McQueen
Data filename: Retail04_Calculations\Untitled.cck
Report date: 09/02/20
Page 1 of 6

OMID ARDEBILI, PE
Name - Title
Signature
Date 8/17/20



RKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900



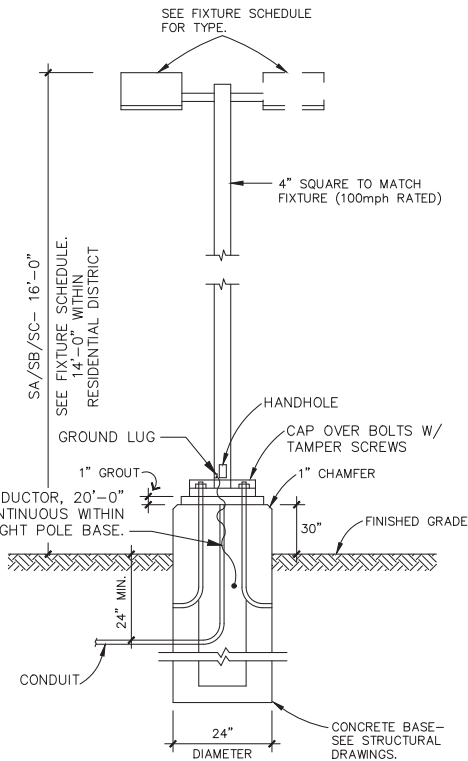
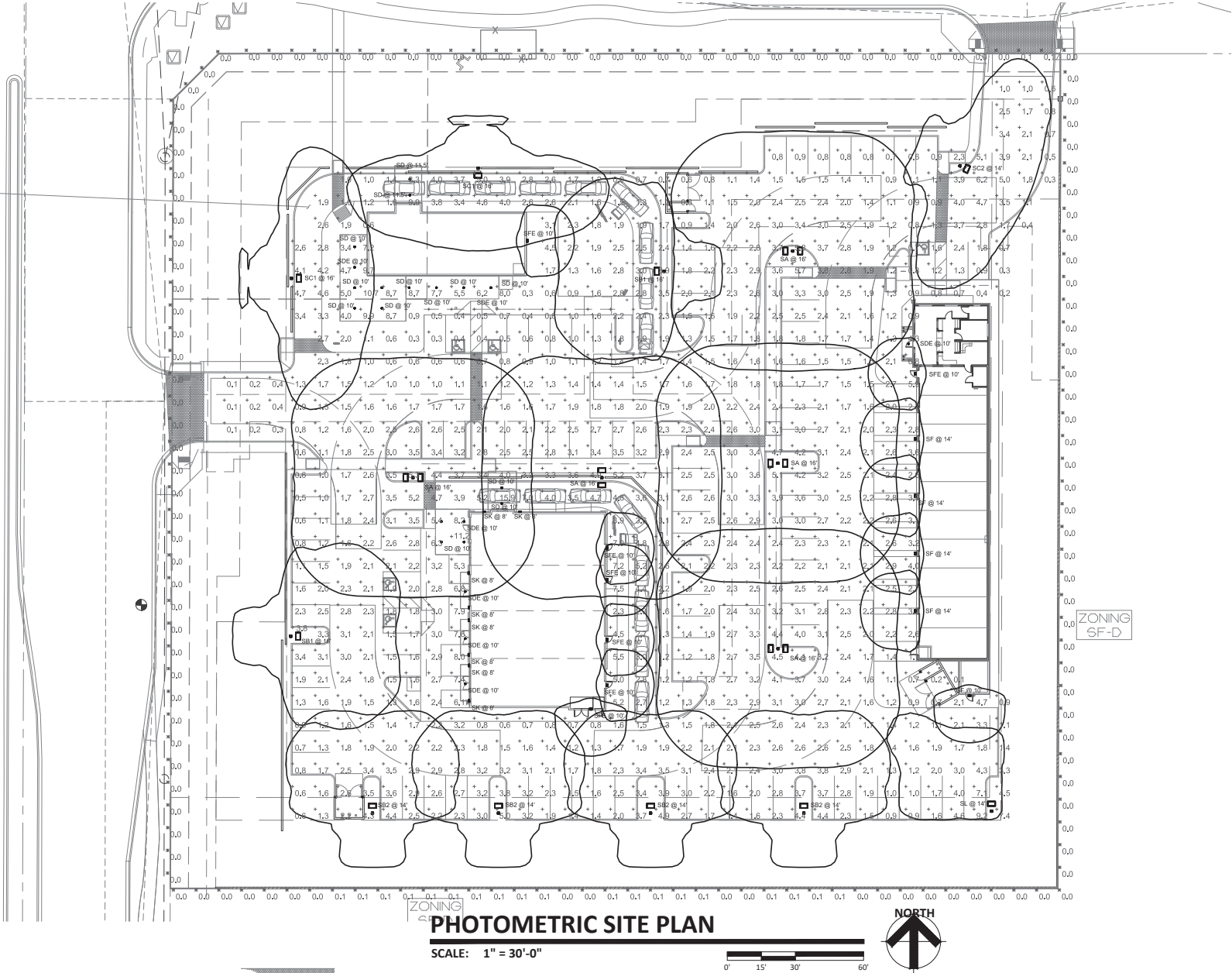
NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES TO THE BILLING CYCLE OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON AN ALTERNATE BILLING CYCLE. OWNER'S CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF EACH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

GUADALUPE AND MCQUEEN RETAIL
763 N MCQUEEN ROAD GILBERT AZ 85233
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT ARIZONA

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design by: --
drawn by: --
checked by: --

E0.0
project: 19247



LIGHT POLE AND FIXTURE 'SA/SB/SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS.

N.T.S.

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	SA	5	Lithonia Lighting	(2) DSX0 LED P4 40K TSW MVOLT SPA (DOBXD FINISH) / SSS 13.5" W/2.5" BASE - DARK BRONZE FINISH	TWIN-HEAD DSX0 LED P4 40K TSW MVOLT	LED	DSX0_LED_P4_40K_TSW_MVO LT.ies	10889	0.91	184
	SB1	2	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT SPA (DOBXD FINISH) / SSS 13.5" W/2.5" BASE DARK BRONZE FINISH	DSX0 LED P3 40K TFTM MVOLT	LED	DSX0_LED_P3_40K_TFTM_MVO LT.ies	8447	0.91	71
	SB2	4	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT SPA (DOBXD FINISH) / SSS 11.5" W/2.5" BASE DARK BRONZE FINISH	DSX0 LED P3 40K TFTM MVOLT	LED	DSX0_LED_P3_40K_TFTM_MVO LT.ies	8447	0.91	71
	SC1	2	Lithonia Lighting	DSX0 LED P4 40K T2M MVOLT SPA (DOBXD FINISH) / SSS 13.5" W/2.5" BASE DARK BRONZE FINISH	DSX0 LED P4 40K T2M MVOLT	LED	DSX0_LED_P4_40K_T2M_MVOL T.ies	10536	0.91	92
	SC2	1	Lithonia Lighting	DSX0 LED P4 40K T2M MVOLT SPA (DOBXD FINISH) / SSS 11.5" W/2.5" BASE DARK BRONZE FINISH	DSX0 LED P4 40K T2M MVOLT	LED	DSX0_LED_P4_40K_T2M_MVOL T.ies	10536	0.91	92
	SD	15	Lithonia Lighting	LDN6 40/10 L06AR LSS MVOLT EZ10	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180	LED	LDN6_40_10_L_O6AR_LSS.ies	952	0.91	10.44
	SDE	7	Lithonia Lighting	LDN6 40/10 L06AR LSS MVOLT EZ10 EL	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180 W/EM BATTERY PACK	LED	LDN6_40_10_L_O6AR_LSS.ies	952	0.91	10.44
	SF	5	Lithonia Lighting	WST LED P1 40K VF MVOLT (DOBXD FINISH) DARK BRONZE FINISH	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED	WST_LED_P1_4_0K_VF_MVOLT.1 es	1639	0.91	12
	SFE	7	Lithonia Lighting	WST LED P1 40K VF MVOLT E7WH (DOBXD FINISH) DARK BRONZE FINISH	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT W/EM BATTERY PACK	LED	WST_LED_P1_4_0K_VF_MVOLT.1 es	1639	0.91	12
	SK	8	Brownlee Lighting	7600 (BZ FINISH) C24 (TRIM) 40K DARK BRONZE FINISH	SCONCE	LED	7600-C49-35K.ies	4219	0.91	47.22
	SL	1	Lithonia Lighting	DSX0 LED P4 40K RCCO MVOLT SPA (DOBXD FINISH) / SSS 11.5" W/2.5" BASE DARK BRONZE FINISH	DSX0 LED P4 40K RCCO MVOLT	LED	DSX0_LED_P4_40K_RCCO_MV OLT.ies	6441	0.91	92

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 5' AFG	X	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.5 fc	15.9 fc	0.1 fc	159.0:1	25.0:1

**TOWN OF GILBERT
PLANNING COMMISSION - STUDY SESSION**

VIA WEBEX VIRTUAL PLATFORM

**Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
June 3, 2020 5:00 p.m.**

COMMISSION PRESENT:

Carl Bloomfield, Vice Chair (Joined at 5:14 pm)
David Cavenee
Noah Mundt
Jän Simon
Philip Alibrandi, Alternate
Nathan Mackin, Alternate

STAFF PRESENT:

Sydney Bethel, Planner II
Stephanie Bubenheim, Senior Planner
Ashlee MacDonald, Senior Planner
Amy Temes, Senior Planner
Eva Cutro, Planning Division Manager
Nancy Davidson, Assistant Town Attorney

COMMISSION ABSENT:

Brian Andersen, Chair

RECORDER:

Dana Desing

COUNCIL LIAISON PRESENT:

Scott September

Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the local, state and federal levels, members of the public will have options to attend the meeting in person or participate remotely.

CALL TO ORDER

Commissioner Cavenee called the Study Session of the Planning Commission to order at 5:04 p.m.

- 1. DR20-71 GUADALUPE & MCQUEEN RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.28 acres, generally located at the southeast corner of McQueen and Guadalupe Roads, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay.**

Planner Sydney Bethel presented DR20-71 Guadalupe & McQueen Retail. The subject site is located at the southeast corner of Guadalupe and McQueen Roads, approximately 3.28 gross acres zoned Community Commercial (CC). This area of town is quite built out and this is last commercial corner to be built in this area. Behind the site is the McQueen Landing residential subdivision located to the south and east, which has almost completed construction. Staff has provided first review comments to the applicant.

The site plan consists of three buildings with a variety of uses including restaurant, retail and vehicles services light. Pad A is located on the northwestern corner with a standalone 2,500 SF restaurant with drive through and 800 SF outdoor patio. Pad B on the southern portion of the site is for a retail and restaurant building with four independent suites, three of which will be retail and one will be a restaurant with drive through and patio. Pad C located on the western portion is intended for light automotive use with nine service bays.

The site will have two access points with the primary off of McQueen Road and the secondary off of Guadalupe Road. Pedestrian connectivity is provided throughout the site with internal sidewalks leading out to the existing sidewalks on the right-of-ways for McQueen and Guadalupe. An 8 foot solid CMU wall is proposed on the

southern and eastern boundaries to provide a buffer and some perimeter boundaries for the McQueen Landing residential subdivision. Similar materials and colors are applied throughout the design theme for all of the buildings. The design draws inspiration from the surrounding developments with a modern edge.

The only first review comment on Pad A was the suggestion to bring the windows down to the base of building to provide balance on the south elevation. Pad B for the four retail and restaurant suites is of a similar design with a different massing of the colors and materials to differentiate the four separate suites. For Pad C, the automotive building, staff has recommended that the canopies be raised on the west and north elevations to create more balance, and to provide variation in the columns in between the bays. This has been requested in the past in auto-oriented businesses with bays to provide some movement to such a large elevation. The materials are a combination of stucco, EIFS, and accents of splitface and smooth CMU block and metal. Photos were provided of the surrounding developments showing a desert palette and similar architecture.

Ms. Bethel requested input from the Commission on the proposed elevations for the three buildings as well as general feedback on the project.

QUESTIONS COMMENTS:

Commissioner Mackin agreed with the level of use on the PAD and felt it fits perfectly for the location in terms of commercial development. He thought it was a nice balance of uses. He also agreed with the staff recommendations. Everything looks great.

Commissioner Mundt lived on Kokopelli 10 or so years ago and felt it will be good to fill in the area. There has been a lot of turnover. The gas station across the street had work done he believed due to environmental issues. The elevations look good and it will blend in nicely and fill in that corner.

Commissioner Simon agreed with all of the previous comments.

Commissioner Cavenee liked the layout given the uses proposed. He liked the dumpster layouts and felt they were positioned well considering some of the uses will have food waste. He confirmed with staff that the drive in from south of Guadalupe is within this property boundary and not a shared access. He liked the exterior elevations and felt they were warm and inviting. The colors blend well with the surrounding pieces. He liked the mix of materials with stone and stucco and accents on the cap and with the awnings. For Pad C, staff was looking to vary the long elevation. In addition to columns, he suggested raising the elevation of the corner piece at the entry and making that parapet a little higher to accent the entry point of the building. Each of the buildings has good signage opportunities with dedicated positions. It is certainly not overdone, but was just about the right mix. He felt the Architect has done a very good job.

2. Z20-03 TRILOGY AT POWER RANCH: Request to amend Ordinance[s] No. 1450 to amend the conditions of development within the Trilogy at Power Ranch Planned Area Development overlay zoning district (PAD) for approx. 5.74 acres located at 4369 E. Village Parkway, consisting of 5.74 acres of Public Facilities/Institutional (PF/I) zoning district with a PAD as shown on the exhibit (map) available for viewing in the Planning Services Division. The request is to amend the conditions of development to allow a deviation in the development standards along the north and west property boundaries reducing the building and landscape setbacks to 10ft.

DR19-128 TRILOGY AT POWER RANCH: Tennis and Pickleball Complex: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 5.74 acres, located at 4369 E. Village Parkway, and zoned Public Facilities/Institutional (PF/I) with a Planned Area Development (PAD) overlay zoning district.

One comment card was submitted in favor of this item by James Mayes.